



Los Angeles Grand Avenue Authority



Board of Directors

Hon. Gloria Molina, Chair
Hon. Jan Perry, Vice Chair
David E. Janssen, Secretary
Robert R. "Bud" Ovrom
Sunne Wright McPeak, Ex Officio

APRIL 25, 2005 MINUTES

The tenth meeting of the Los Angeles Grand Avenue Authority was held April 25, 2005 at the Kenneth Hahn Hall of Administration, Room 374 A, 500 West Temple Street, Los Angeles, CA.

CALL TO ORDER

Chairperson Gloria Molina noting a quorum called the meeting to order at 10:08 a.m. The following Directors were present, constituting a quorum of the Authority:

Honorable Gloria Molina, Supervisor First District, Los Angeles County
Honorable Jan Perry, Councilmember Ninth District, City of Los Angeles
David E. Janssen, Chief Administrative Officer, Los Angeles County
Robert R. "Bud" Ovrom, Chief Executive Officer, Community Redevelopment Agency, City of Los Angeles

APPROVAL OF THE MINUTES

On motion of Director Perry, seconded by Director Janssen, the Authority unanimously approved the February 28, 2005 minutes.

GRAND AVENUE COMMITTEE REPORT

Eli Broad reported Jim Thomas resigned as Chairman, effective February 16, 2005, to pursue his own business ventures. As a result of Mr. Thomas' resignation, the Committee appointed Antonia Hernandez and Nelson Rising as Co-Chairs. Mr. Broad provided an overview of Mr. Risings' accomplishments and stated the Committee is fortunate to have Mr. Risings' expertise for the Grand Avenue project development. Mr. Rising stated he's eager to participate in the project's development and looks forward to working with the Committee. On the Authority's behalf, Chairperson Molina welcomed new Co-Chair Nelson Rising.

APPROVAL OF APPRAISAL CONTRACT AND ASSUMPTIONS

Martha Welborne reported Section 5.05 of the JPA agreement requires the JPA and the contracting parties to approve the selection of and appraiser and the appraisal assumptions. Ms. Welborne reported that she had received these approvals from both contracting parties and would like to propose the Committee's recommendation of the appraiser and appraisal assumptions for the JPA's consideration. She stated that the purpose of the appraisal is to determine revenue share allocations of Parcels L, M2, Q and W2. Of the three proposals solicited, the Committee recommends CB Richard Ellis as Consultant for the project; Mr. David A. Zoraster, MAI, will be the project manager for Consultant.

Timothy Chung, City Counsel Deputy, stated the Consultant Services Agreement; Section 21.14 should read "...shall not be entitled to recover from the non-prevailing parties..." and Section 10, Exhibit A should be deleted from the Consultant Services Agreement. Thomas Faughnan, County Counsel, concurred with the proposed changes.

On motion of Director Perry, seconded by Director Ovrom, the Authority unanimously approved the amended form of the appraisal contract and assumptions.

APPROVAL OF SECOND AMENDMENT TO EXCLUSIVE NEGOTIATION AGREEMENT

Martha Welborne requested a one month extension so the Committee can complete its Implementation Plan review and that Related Companies not be billed for the additional time.

On motion of Director Janssen, seconded by Director Perry, the Authority unanimously approved the second amendment to the Exclusive Negotiation Agreement allowing for weekly deadline extensions on an as needed basis from April 30, 2005 to May 31, 2005 and acknowledging the developer's relief from additional related costs.

DISCUSSION OF FUTURE AGENDA ITEMS, DATE OF THE NEXT MEETING

Martha Welborne reported the next meeting is scheduled for May 23, 2005 and the Implementation Plan review will be on the agenda. Chairperson Molina inquired if additional public outreach meetings are scheduled. Ms. Welborne advised the first series of public meetings are complete but future meetings are anticipated to address environmental issues. Director Perry requested the Grand Avenue Committee hold meetings to provide the public with an opportunity to address their needs and concerns regarding community benefits and become better acquainted with the project's parameters. After discussion, the Authority requested the Committee hold a public meeting covering the project's community benefits before the next Authority meeting on May 23, 2005.

PUBLIC COMMENT

There was none

ADJOURNMENT

There being no further business, the meeting was adjourned at 10:24 a.m.